

Embden Planning Board – March 10, 2022

Members present were Chairman Leo Mayo, Ann Bridges, Star Ferrin, Myles Durkin and alternate Bill Gassert. Also present were CEO Terri Lamontagne; April Chapman; Bob Berry; Steve Govoni and Jeff Hill. The Chairman asked BG to sit in place of DB.

The minutes of the February meeting were accepted as presented.

Correspondence: None

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2808	Ralph & Irene Jordan	To move existing 24' x 44.5' structure back 10 feet; from of deck with stairs to be 35 ½' from HWM- determined to be the greatest possible extent; to construct 8' x 16' addition to south side of existing structure; to place existing structure & addition on full foundation; to remove 214 sq. ft. "L" shaped shed; to construct 4' meandering path with new stairs; DEP Permit by Rule; Dana Labbe #3052 certified contractor; permit to be held pending site review by CEO; 16 Thistle Drive; Tax Map 14, Lot 18		\$25.00	#22096-1
2809	Carroll & April Chapman	To construct 12' x 24' one story shed 12' high on posts; 20 from tracks; site review completed 03/09/22; 552 Kennebec River Road; Tax Map 006, Lot 054		\$25.00	#22227-1

Next on the agenda was the application from Jeff Hill (4 Woodside Drive; Tax Map 024, Lot 002; TR#24392-1 - \$25.00; site review 06/06/21) to construct a 26' x 30' two story dwelling on a full foundation on his lot. He was represented by Steve Govoni. Mr. Govoni gave the Board an overview of the project which the Board had reviewed at their January 13, 2022 meeting. Mr. Govoni went through the questions that the Board raised at their January meeting. He represented plans showing the various soil erosion controls to be used; side anchors on the foundation, etc. He was also asked if he had obtained a subsurface waste water permit. Mr. Govoni indicated that the soils scientist would not be returning to Maine until the first of April and at that time he would get the required documentation for the permit. A great deal of discussion followed concerning the setback from the high water mark. The plan shows that the deck would be 32' from HWM. If the holding tanks were removed the dwelling could be moved back another 10' or so. The Board also questioned Mr. Govoni about getting a letter from DEP indicating that the setback was within their guidelines. He stated that the Tier I permit was dependent on the Planning Board's decision.

A motion was made by BG and seconded by SF to allow Jeff Hill (4 Woodside Drive; Tax Map 024, Lot 002; site review 06/06/2021; TR#24392-1) to construct 26' x 30' two story dwelling on full foundation 19' 11 ¾" high from the average grade height of the building with 8' x 29 and 10' x 3' wrap around deck; deck to be 32' HWM; to remove existing foundation and chimney with area to be revegetated. The permit to be subject to receipt of subsurface waste water permit; Tier I permit and plumbing permit.

Best Management practices to be used. Three were in favor and 1 opposed. Mr. Govoni indicated that he would attend the April 14<sup>th</sup> meeting with the remaining requirements.

The Chairman turned the meeting over to the Vice Chairman.

Next on the agenda was a request by Robert Joyner to amend Permit#2807 issued on 02/10/2022 (Tax Map 21, Lot 15; 5 Ash Drive) to change the height of the shed to allow an adequate roof pitch. A motion was made by GW and seconded by Sf to amend Permit #2807 issued 02/10/2022 to change one wall 11 ½' high and the back wall 9' high on the shed 75' HWM". All were in favor.

Due to the late hour and several applications remaining on the agenda it was voted to continue the meeting to March 16, 2022 at 7 p.m.

Present at the continuation held on March 16, 2022 were Leo Mayo, Ann Bridges, Myles Durkin, Star Ferrin and alternate Bill Gassert. Also present was CEO Terri Lamontagne. The Chairman reminded Bill Gassert to go to office and fill out application for full time member of the Board.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2810	Robert Veneziano	To remove existing 12' x 20' deck on posts and to construct 20' x 17' deck on posts with stairs to the north side; 175' HWM; site review completed 03/09/22; 29White Birch Drive; Tax Map 28, Lot 015-001		\$25.00	#22214-1
2811	Tyler & Erin Garaas	To remove 30' x 16' deck and construct a 30' x 16' deck on posts on the northeast side of dwelling with stairs on the north side; site review 02/24/22; 6 Waters Edge; Tax Map 24, Lot 001-037		\$25.00	#22226-1

Next on the agenda was a discussion concerning the proposed Waterfowl Control Ordinance. A draft of the proposed ordinance will be forwarded to the Selectpersons along with a copy to the Town's attorney. It is the Board's understanding that the Selectpersons will forward a copy of the proposed Ordinance to the Embden Pond Association who requested same.

A copy of a draft Automobile Graveyard and Junkyard Ordinance was delivered to the Board for their review and comment.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 8 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary